

183 HIGHLANDS

SEQ N US HWY 183 & SEWARD JCT LOOP
1633 & 1735 N US Highway 183, Leander, TX 78641
Liberty Hill City Limits



**FOR
LEASE**

AVAILABLE SPACE

1,385 - 6,321 SF
2nd Gen Endcap: 3,308 SF
Warm Shell: 1,385-3,013 SF
* Can be Combined

RATE

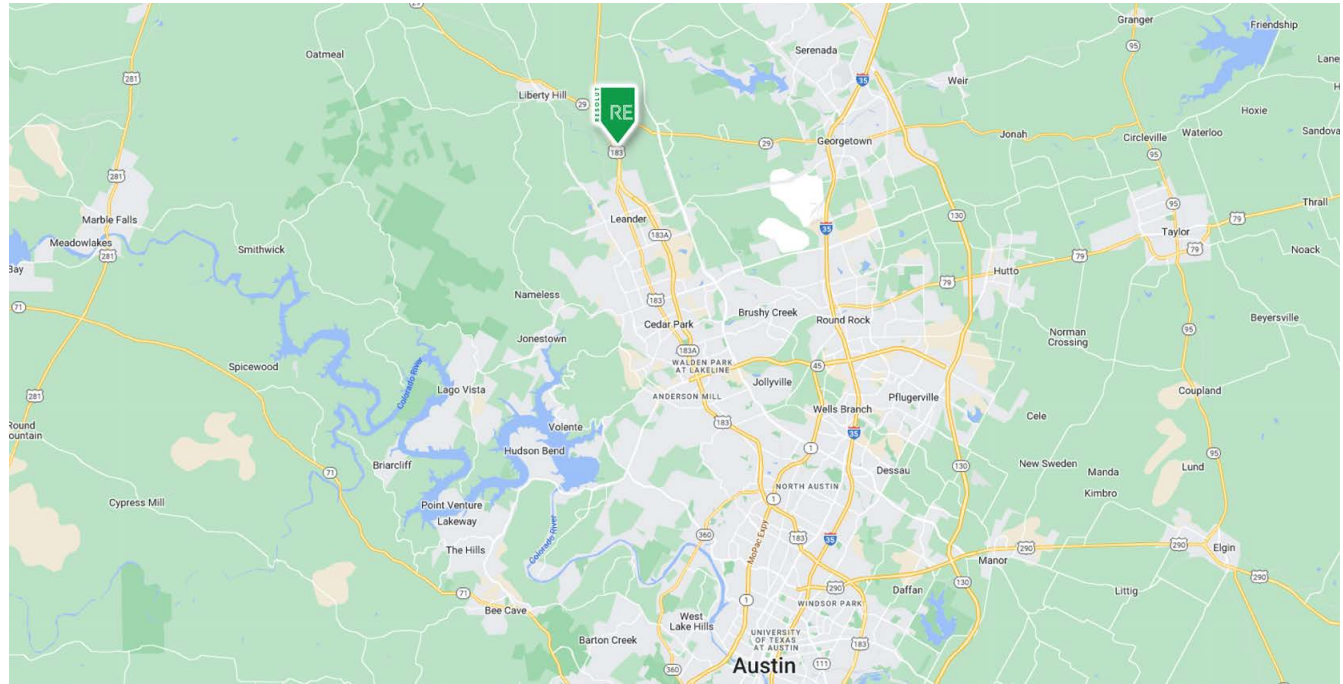
\$26.00 - \$30.00 PSF NNN
NNNs* \$9.50
* Estimate provided by Landlord and subject to change

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512.535.0262

Davis Paone
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512.474.5557

PROPERTY HIGHLIGHTS

- High traffic, highly visible neighborhood center
- 2 Monument Signs Available
- End cap with outside dining available
- 2nd generation & warm shell space: 1,385 - 6,321 SF *Can be combined
- Ample parking
- "Homebound" side of the road
- Accessible from New 183A Extension
- On the border of Leander and Liberty Hill
- Zoning Liberty Hill C3
- Surrounded by many rooftops
- 12,000 Households within 3 Miles



AREA TRAFFIC GENERATORS





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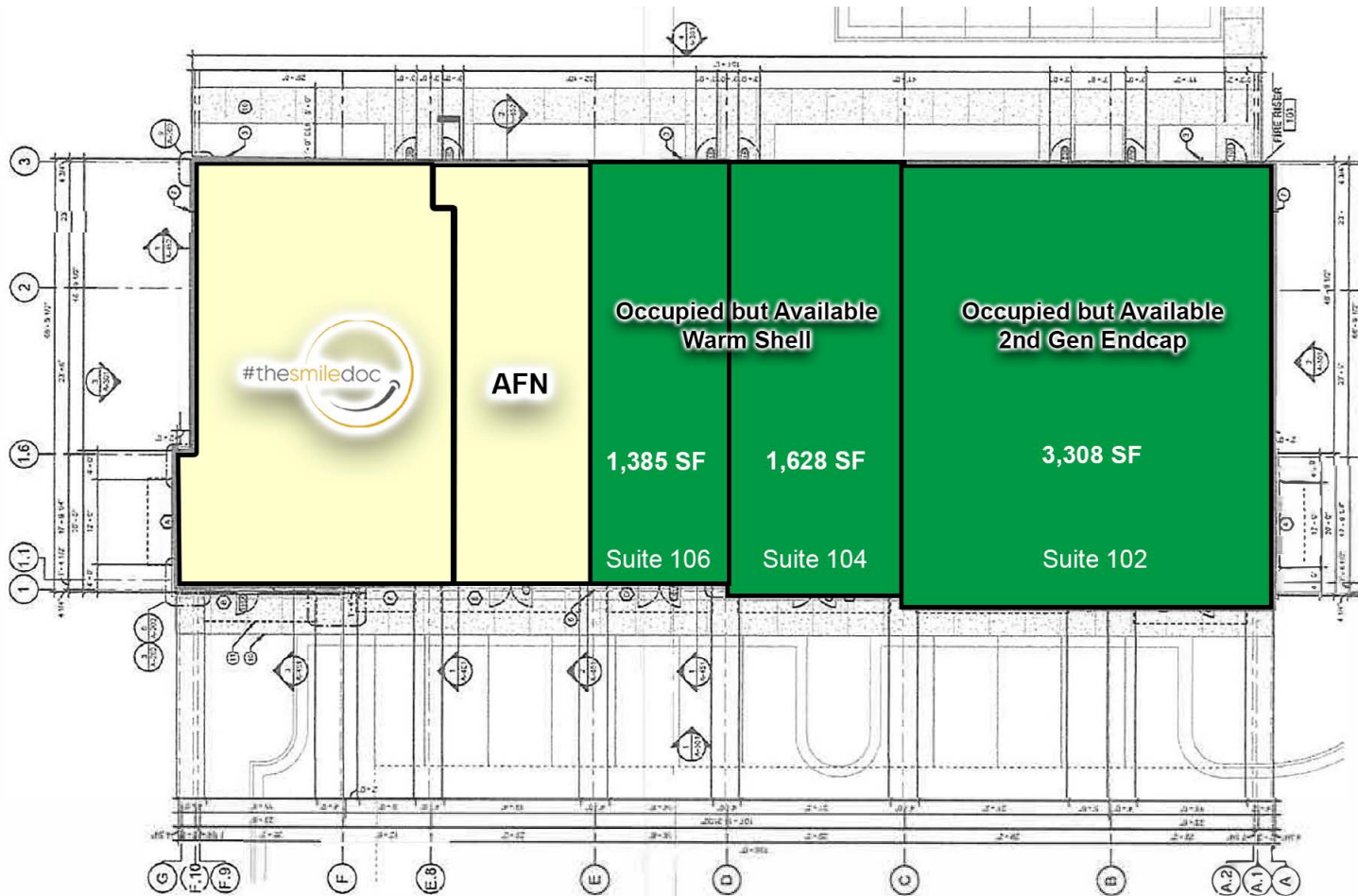
DEMOGRAPHIC SNAPSHOT 2024

 **28,661**
POPULATION
3-MILE RADIUS

 **\$107,039.00**
AVG HH INCOME
3-MILE RADIUS

 **7,248**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
US Hwy 183 N: 18,578 VPD
US Hwy 183 S: 18,596 VPD
(SITES 2024)









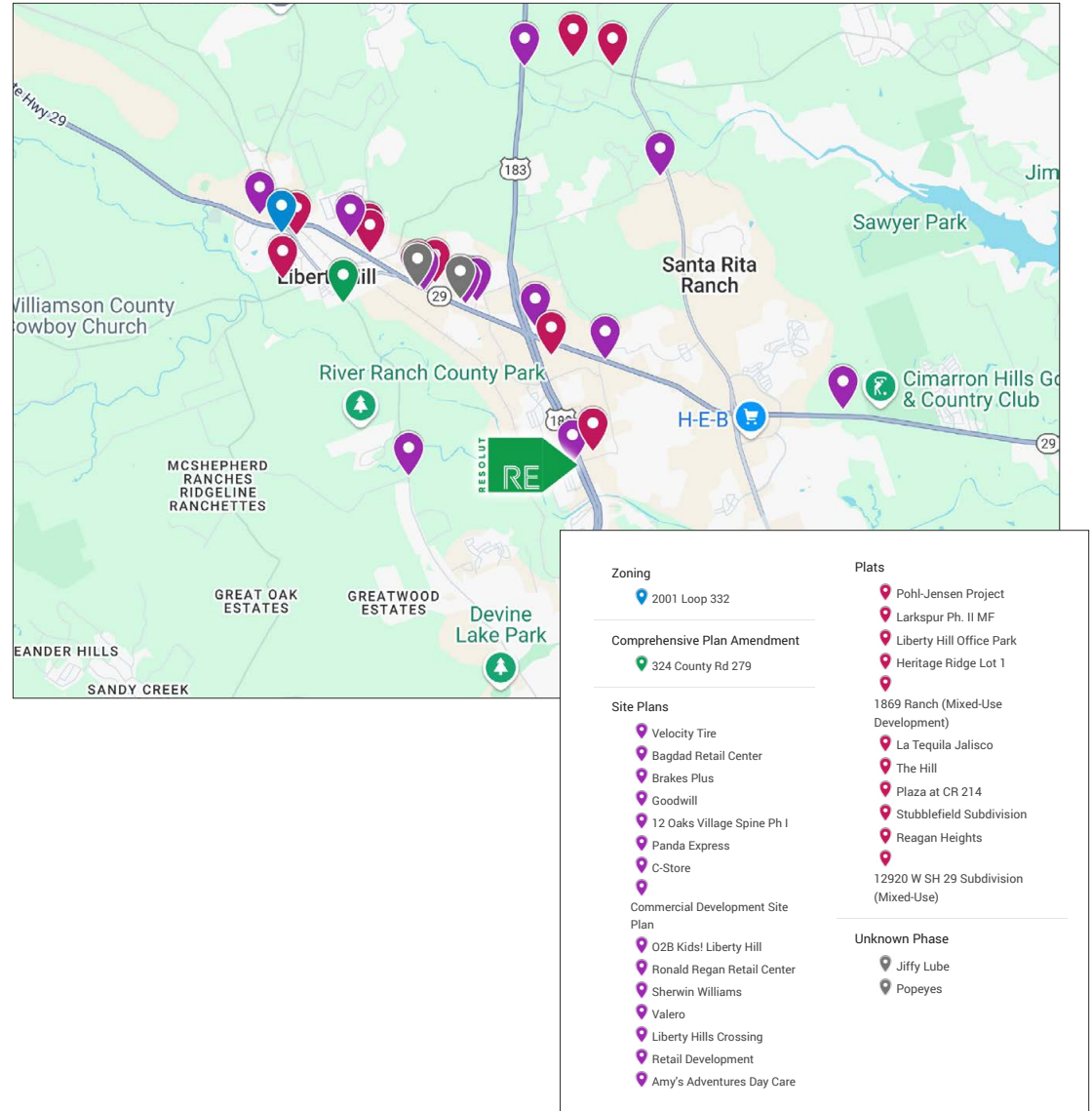
Liberty Hill's Boom: New Businesses Fuel Rapid Growth

Liberty Hill is experiencing rapid growth, with new businesses steadily making their way to the area. As development transforms the city's landscape, the City of Liberty Hill's Planning and Zoning Commission (P&Z) is ensuring that expansion happens responsibly and transparently. Commissioner Bryan Rivera emphasizes the commission's commitment to clear processes and public accountability, reinforcing their goal of smart, well-managed growth.

Currently, approximately 34 commercial projects are navigating the city's approval process, with many in the plat or site plan phase. The city provides a publicly available Projects in Motion report to keep the community informed about developments within Liberty Hill and its extra-territorial jurisdiction.

Among the notable additions to the area, several major dining establishments are in the works, including Panda Express, Bojangles, Wendy's, Popeyes, and Whataburger. These new restaurant openings, particularly in the Heritage Ridge development near Liberty Hill Middle School, signal a continued rise in commercial investment and an expanding local economy.

With Liberty Hill's ongoing commercial momentum, businesses and investors have an exciting opportunity to be part of this thriving market.





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials _____ Date _____